



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
Christopher Bach
James Grant
Shane Reid
John Workley

Nicholas Sugar, Senior Planner

Wednesday, August 12, 2020

7:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

Chair Caputo called to order the regularly scheduled meeting of the Architectural & Historic Board of Review of the City of Hudson at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Roll Call

Present: 5 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

Absent: 2 - Mr. Bach and Mr. Morris

III. Public Comment

Chair Caputo opened the meeting to public comments and noted one public comment was submitted, for Case 20-559. This comment will be read when the case is presented.

- A. [AHBR 4786](#) **The meeting was held via video-conference. Comments received prior to the meeting were read aloud by staff during the meeting.**

IV. Consent Applications

Ms. Marzulla moved to approve the Consent Agenda, Mr. Grant seconded the motion. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

- A. [AHBR 20-527](#) **7685 Holyoke Avenue**
Addition (Second Floor Addition)

Attachments: [7685 Holyoke Avenue](#)

This AHBR Application was approved on the Consent Agenda.

V. Old Business**A. [AHBR 20-559](#) 5606 Abbyshire Drive
Addition (Deck with Rooftop)**

Attachments: [5606 Abbyshire Drive 8-12-20](#)

Mr. Andrew Henley, Hen-House Decks was present for the meeting.

Mr. Sugar introduced the application that was tabled in the previous meeting and displayed renderings and elevations of the rear deck and overhang along with noting the spec sheets of materials. Mr. Sugar also discussed the proposed metal roof and identified other structures with metal roofs in the immediate area.

Mr. Brad Piroli, neighbor, submitted a public comment in favor of the proposal.

The Board discussion noted changes to the proposal from the previous meeting, the proposed brown metal roofing with a dimensional look, the stone which will match the existing stone on the house and the height of the chimney in relationship to the house,

A motion was made by Mr. Grant, seconded by Mr. Workley, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

**B. [AHBR 20-530](#) 156 North Main Street (Historic District)
Sign (Projecting Sign)**

Attachments: [156 North Main Street](#)
[156 N Main Street \(Previous\)](#)

Mr. Harvey Hanna was present for the meeting.

Mr. Sugar introduced the application which was tabled at the previous meeting. Mr. Sugar noted that high density urethane will be used instead of the previously proposed PVC. Mr. Sugar informed the Board that the submitted sample looks and feels like wood and the panels are aluminum.

The Board discussed the width of the sample and that the aluminum will be the predominate material seen.

Mr. Grant reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the plans as presented. A motion was made by Ms. Marzulla, seconded by Mr. Workley to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:Mr

Aye: 5 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

VI. New Business

A. [AHBR 20-599](#) 569 West Streetsboro Street

Demolition (House)

Attachments: [569 West Streetsboro Street](#)

Mr. Joshua Krutowski was present for the meeting.

Mr. Sugar introduced the proposal for demolition of a house built in 1908, showed photos of the house and reviewed the staff notes.

The Board and Mr. Krutowski discussed the possibility of renovating the home. Mr. Kowtowski stated the cost of renovating the home is too great to make practical.

Ms. Marzulla made a motion, seconded by Mr. Grant, stating that the Architectural and Historic Board of Review finds the structure at 569 West Streetsboro Street does not have historic or architectural significance. Further the Board finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of this building. The finding was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

B. [AHBR 20-647](#) 5873 Darrow Road

Signs (Building Sign Replacement - CVS)

Attachments: [5837 Darrow Road](#)

Mr. Dan Bertke, Archer Sign Corporation was present for the meeting.

Mr. Sugar introduced the application for two non illuminated signs and reviewed the staff comments.

The Board confirmed the sign faces would have a matte finish.

Ms. Marzulla made a motion, seconded by Mr. Workley, to approve the application with one condition: A matte finish be used for the letters. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

C. [AHBR 20-685](#) 63 Owen Brown Street (Historic District)

Alterations (Window/Siding Replacements, Shed Dormers)

Submitted by Keith Morris

- a) *Staff notes the AHBR conducted a site visit on 8-19-20. The board observed the following:*
- b) *Condition of siding: Detailed photographs are included in packet.*
- c) *Mismatched storm windows: Storm windows are not from a consistent period and some windows were missing storms.*
- d) *Condition of windows: The existing wood windows were in relatively fair condition. The Secretary of Interior Standards require features to be repaired rather than replaced and recognize that properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. Though the windows are not original to the house, the applicant should provide additional documentation as to why they have no historical significance.*

Attachments: [63 Owen Brown](#)

Mr. Keith Morris was present for the meeting.

Mr. Sugar introduced the application by showing pictures of the home which was moved to this location in 1983, describing the scope of the project and he reviewed the staff comments.

Mr. Morris informed the Board that the siding is extensively scarred with some boards on the west side rotting. While he is amenable to replacing the rotted boards, he is concerned about the number of replacements because of the extensive rotting. Mr. Morris also stated that if the house is stripped it will allow the opportunity for a vapor barrier to be installed.

The Board elected to request a site visit.

This matter was discussed

D. [AHBR 20-621](#) 247 Hartford Drive

Addition/Alteration (Dining Room, Kitchen, Family Room, Master Bathroom)

Attachments: [247 Hartford Drive](#)

Mr. John Toomey and Mr. Joe Brunemann were present for the meeting.

Mr. Sugar introduced the application by displaying the site plan, describing the scope of the proposal and reviewing the staff comments.

Mr. Toomey noted this is designed to be a modern house with a shed roof over the projecting screened in porch and proposed shed. Mr. Toomey also explained the two inch black trim is intended to be in proportion to the size of the windows.

The Board and Mr. Toomey discussed the siding materials and the needed fenestration on the shed.

Mr. Workley made a motion, seconded by Mr. Grant, to approve with one condition: A window be added to the side of the shed lacking the required fenestration. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

E. [AHBR 20-671](#) 147 North Hayden Parkway

Addition (Front Porch)

Attachments: [147 North Hayden Parkway](#)

Mr. Nick Boka, Anthony Slabaugh Remodeling & Design, was present for the meeting.

Mr. Sugar introduced the application by displaying the site plan, elevations and reviewing the staff notes.

Mr. Boka described the design process and purpose of this proposal.

Mr. Workley made a motion, seconded by Mr. Grant, to approve the application as submitted. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

F. [AHBR 20-684](#) 439 North Main Street

Addition (Addition, Breezeway)

Attachments: [439 N Main Street](#)

Mr. Michael Flynn was present for the meeting.

Mr. Sugar introduced the application by displaying the site plan, showing photos of the home, describing the scope of the work including the addition, breezeway, window and roof replacement on the house. Mr. Sugar also described the proposed materials and reviewed the staff comment.

Mr. Flynn stated the existing singles will remain on the main house with shiplap being used on the addition.

The Board and Mr. Flynn discussed the material between the existing house and the addition, the type of proposed windows, the proposed cedar siding and the roof pitch and materials.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application as submitted. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

G. [AHBR 20-517](#) **1936 Christine Drive (Lake Christine, Lot 7)**
New Residential Construction (Two-Story, Single Family Home)

Attachments: [1936 Christine Drive](#)

Mr. Tony Lunardi, LDA Builders was present for the meeting.

Mr. Sugar introduced the application by displaying the site plan, elevations and reviewing the staff comments.

Mr. Lunardi described differences between the proposed house and the questioned look alike home.

The Board and Mr. Lunardi discussed the look alike issue, the projecting addition, the varying foundation heights and the shake shingles used under the second floor which has a different type of siding.

Mr. Workley made a motion, seconded by Mr. Grant, to approved the application as submitted. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

VII. Other Business

Mr. Sugar noted the Historic District Survey is still in process and the fact sheet has been mailed to property owners within the study area. Mr. Sugar will send the fact sheet to Board members.

A. [AHBR 4997](#) 36 South Main Street (Informal Discussion)

Exterior Alterations - Yours Truly

Attachments: [36 South Main Street \(Informal\)](#)

Mr. Laurence Shibley was present for the meeting

Mr. Sugar introduced the application by giving an overview of the requested updates to the building which will add more space and function to the exterior including rooftop seating.

Mr. Shibley reviewed the history of the building noting there is little left of the original design of the building when it was an automotive business. Mr. Shibley also showed photos of the proposed building as he described the open air space which can be enclosed during colder weather.

The Board and Mr. Shibley discussed Yours Truly as the entrance to downtown Hudson. Items from the design that were discussed include: 1) The tower entrance and deck area may need 'more charm' and redesigned to a lower scale instead of the proposed look. 2) The Board's desire to maintain the present trees which were planted by Yours Truly. 3) The possibility of using a parapet at the top of the proposed tower. 4) Lowering the height of the tower and softening the industrial looking entrance. 5) The possibility of eliminating the covering over the steps that lead to the roof deck. 6) Mr. Shibley noted part of the purpose of the tower is Yours Truly's desire to be seen from the intersection of 303 and 91. 7) The door to the patio allowing one bartender to attend to patrons inside and outside. 8) The dormers which are intended to look like the present dormers but would allow light inside. 9) Detail added to the four windows in the middle of the Darrow Road side.

This matter was discussed

B. [AHBR 7-22-20](#) Minutes of Previous Architectural & Historic Board of Review Meeting: July 22, 2020

Attachments: [AHBR Minutes July 22, 2020 - draft](#)

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the minutes as corrected. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

VIII. Adjournment

Ms. Marzulla made a motion to adjourn, Mr. Workley second the motion. The motion was approved unanimously.

John Caputo, Chair

Allyn Marzulla, Vice Chair

Joe Campbell, Executive Assistant

Upon approval by the Architectural & Historic Board of Review, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 252.04, Minutes of Architectural and Historic Board of Review, Board of Zoning and Building Appeals, and Planning Commission.

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